



Tulloch Avenue, Dingwall, IV15 9TU

Offers Over £280,000

Well maintained and thoughtfully adapted over the years, this detached three-bedroom home offers spacious and flexible accommodation in a popular residential area of Dingwall. Comfortable from the moment you step inside, it also provides the opportunity for a new owner to make it their own over time.

One of the home's standout features is the generous living room. Originally configured as two separate reception rooms, it has been opened into one impressive dual-aspect space measuring approximately nine metres in length. Filled with natural light and centred around an electric fire, it offers a welcoming setting for everyday living and entertaining, with the potential to reinstate the original layout if preferred.

The kitchen has space for everyday dining and enjoys views over the rear garden towards the surrounding hills, while the adjoining utility room provides additional storage and included appliances. A ground floor shower room, refurbished in August 2025, sits alongside a downstairs bedroom, adding flexibility to the accommodation.

Upstairs are two further double bedrooms, both benefiting from fitted storage, with the principal bedroom also enjoying a walk-in dressing room. A second shower room serves the upper floor.

Outside, the property benefits from well-maintained gardens, an attached garage with an electric door, a lock-block driveway and additional parking within the rear garden accessed via double gates. Established shrub borders, resin-bound pathways and a powered timber shed complete the outdoor space.

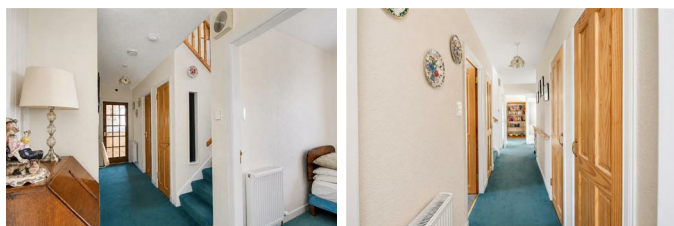
Combining generous accommodation, excellent storage and a versatile layout, this is a home that has been well cared for over the years and is ready for its next owners.

Front Vestibule 7'2" x 5'2" (2.2 x 1.6)



The property is entered through a bright vestibule, creating a welcoming introduction to the home. The space currently incorporates a bookshelf before leading through to the inner hallway.

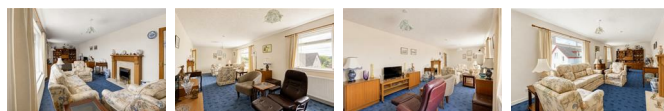
Hallway 19'8" x 3'3" (6 x 1)



Leading from the vestibule, the inner hallway provides access to the main ground floor accommodation. It benefits from two useful storage cupboards, together with a cloak

cupboard providing hanging space for coats and housing the electrical consumer unit.

Living Room 29'6" x 10'5" (9 x 3.2)



One of the standout rooms within the home, the generous dual-aspect living room extends to approximately nine metres in length. Originally configured as two separate reception rooms, it now provides one spacious living area centred around an electric fire and views across Dingwall. The original layout could be reinstated if desired.

Kitchen 13'5" x 9'10" (4.1 x 3)



The kitchen offers a practical layout with space for a dining table and chairs, creating a comfortable setting for everyday meals. It is fitted with a double oven, ceramic hob with extractor and freestanding fridge freezer. Views over the rear garden towards the surrounding hills.

Utility 6'10" x 5'10" (2.1 x 1.8)



Located just off the kitchen, the utility room provides additional storage together with a sink and drainer, fitted cupboards, washing machine and tumble dryer, both of which are included in the sale. A door provides direct access to the rear garden. Worcester gas boiler is located here.

Shower Room 8'2" x 6'10" (2.5 x 2.1)



Refurbished in August 2025, this contemporary shower room is fully tiled and fitted with a generous walk-in shower featuring both rainfall and handheld shower heads. A vanity unit incorporates the washhand basin and WC.

Downstairs Bedroom 8'11" x 8'2" (2.74 x 2.5)



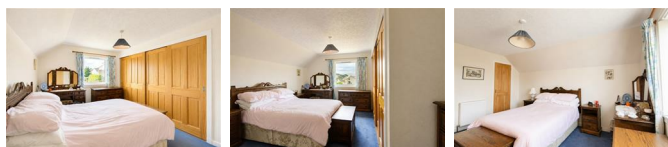
Overlooking the rear garden, this single bedroom benefits from a fitted triple wardrobe.

Bedroom & Dressing Room 11'1" x 9'10" (3.4 x 3)



A spacious double bedroom with fitted wardrobes, a walk-in dressing room and additional eaves storage.

Bedroom 13'9" x 9'10" (4.2 x 3)



A further generous double bedroom with extensive fitted wardrobes and additional eaves storage.

Shower Room 8'6" x 3'3" (2.6 x 1)



Comprising a shower enclosure, wash hand basin, WC and a Velux window providing natural light.

Landing 9'6" x 3'7" (2.9 x 1.1)



Providing access to the first-floor accommodation together with useful eaves storage.

Garden



To the front of the property, a lock-block driveway provides off-street parking, while resin-bound pathways continue around the house, creating an attractive and low-maintenance finish.

The gardens have been well maintained over the years, with established shrub borders surrounding much of the property and an area of lawn to the side. Double gates provide access to additional parking within the rear garden.

The attached garage is accessed via an electric up-and-over door and also benefits from pedestrian access from the rear garden. Equipped with power, lighting and fitted storage, it provides excellent storage or workshop space. A timber shed, also with power and lighting, offers further useful storage.

Location

Dingwall offers an excellent range of everyday

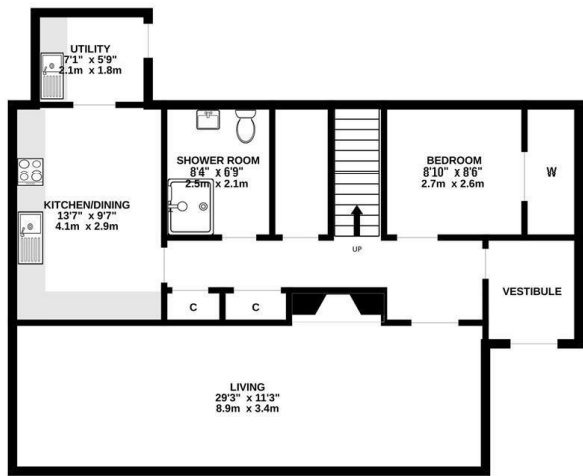
amenities, including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure amenities. Families are well served by local primary schools and Dingwall Academy, making the town a practical choice for a wide range of buyers.

The town benefits from regular rail and bus services, while the nearby A9 provides convenient road links throughout the Highlands. Inverness is approximately 15 miles away, with Inverness Airport around 25 miles from the property, offering a range of domestic and international flights.

Surrounded by beautiful Highland countryside, the area provides excellent opportunities to enjoy walking, cycling and a variety of outdoor pursuits, while the nearby Black Isle, North Coast and west coast of the Highlands are all within easy reach for day trips and exploring.

Floor Plan

GROUND FLOOR

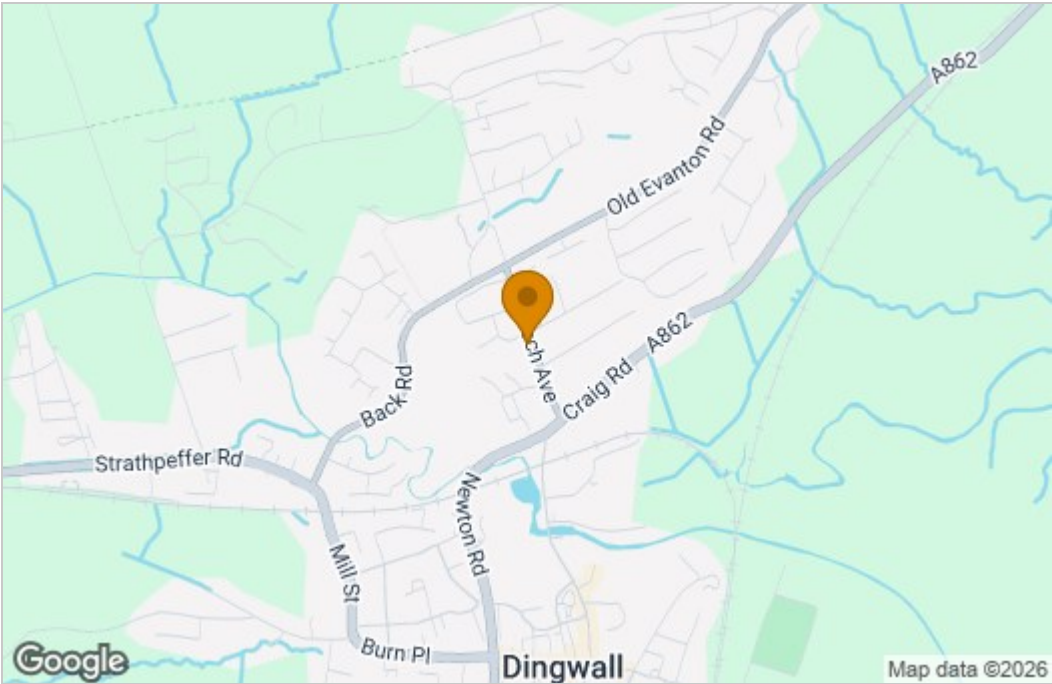


1ST FLOOR

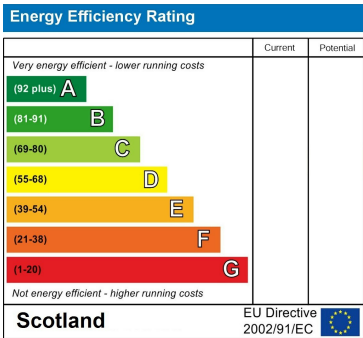


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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